

SITE PLAN ATTACHED

6C HATCH ROAD PILGRIMS HATCH ESSEX CM15 9PX

CONSTRUCT DETACHED GARAGE (PART RETROSPECTIVE)

APPLICATION NO: 17/01775/FUL

WARD	Pilgrims Hatch	8/13 WEEK DATE	07.02.2018
PARISH		POLICIES	NPPF, CP1
CASE OFFICER	Ms Brooke Pride	01277 312500	
Drawing no(s) relevant to this decision:	1705 BR-SLP01 ; 1705 BR-SLP02 ; 1705 BR-BR01 ; 1705 BR-BR02 ; 1705 BR-BR03 ;		

1. Proposals

The application seeks planning permission for the retention of a garage.

2. Policy Context

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (RLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies, the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

RLP Policy: Policy CP1 General Development Criteria.

NPPF Sections: Core Planning Principles.

3. Relevant History

- 11/01238/FUL : Development of 4 no semi detached houses, granted permission on appeal
- 17/01104/FUL: Single storey rear extension – Application Permitted.

4. Neighbour Responses

This application has been advertised by way of individual neighbour notification letters.

Detailed below is a summary of the neighbour comments. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

Two Neighbour representations were received:

- I was given the understanding that there would be no further development on this site without the PRIOR grant of specific planning permission by the local planning authority.
- The site is a mess with rubbish and wheelie bins. The garage has ruined the road which has been a tidy area to live.
- The garage is not in keeping with the rest of the area. It's large and dominates the street.

One letter of support was received:

- The land belonging to 6C has been clear and the rubbish and wheelie bins belong to 6B.
- The site has now been cleared and works were kept to a minimum time.
- It is within keeping with the street scene and the same materials are used as the main dwelling itself.
- Prior to the dwellings and garage being built there was a derelict piece of land, overgrown and abandoned, therefore this has improved and added value to the road.

5. Consultation Responses

- Not applicable

6. Summary of Issues

The key issues are :

- Effect of the development on the character and appearance of the area, and
- The effect on the living conditions of nearby neighbours.

Design, Character and Appearance

The detached garage has been substantially constructed and permission is therefore sought retrospectively. The building is located to the rear of the garden of 6c Hatch Road and is accessed via Crow Green Road. It abuts an existing flat roof garage building.

The garage measures 3.6 metres in height, is of a pitched roof design and has facing materials that match the dwelling house which it serves (i.e. 6c Hatch Road). It is considered that the building is of an acceptable size and design and does not have a harmful effect on the character or appearance of the surrounding area, which is a suburban road within a residential area. The form and style of the garage is not out of keeping with surrounding development. It is therefore considered to comply with the requirements of Local Plan Policy CP1 (i) and (iii).

Effect on neighbours living conditions

The garage is located on a main road where vehicle movements and noise from traffic are a matter of everyday occurrence, the introduction of a domestic garage would not result in an unacceptable increase in noise or traffic movement that would harm nearby neighbours amenity. In terms of overlooking, loss of privacy, overbearing impact and general disturbance, the garage is far enough away from neighbours that it would not affect their living conditions.

The proposal is compliant with policy CP1 (ii) of the local plan.

Other Matters

The objections have been largely addressed within the report, however the rubbish and tidiness of the site are not a material consideration and therefore not a determining factor in the outcome of the planning application.

In terms of submitting an application to obtain planning permission after the development has commenced, this in itself does not weigh in the balance of the decision; the condition imposed by the Inspector removing 'permitted development' householder rights does not prohibit the form of development proposed, but requires it to be considered by the Council as part of a full application.

7. **Recommendation**

The Application be APPROVED subject to the following conditions:-

1 DRA01A Development in accordance with drawings

The development hereby permitted shall be retained in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

1 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

2 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, the National Planning Policy Framework 2012 and NPPG 2014.

3 INF21

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

BACKGROUND DOCUMENTS

DECIDED:

Appendices to this report

Appendix A – Site Map